

MEMORANDUM

TO: Melinda Coleman, City Manager

FROM: Michael Martin, AICP, Economic Development Coordinator

DATE: July 20, 2016

SUBJECT: Consider Approval of Design Plans and a Comprehensive Sign Plan Amendment, ALDI, 3000 White Bear Avenue North

Introduction

Andrew Brandel, of ISG and on behalf of ALDI, is requesting approval of design plans and a comprehensive sign plan amendment for a new grocery store to be located at Plaza 3000, 3000 White Bear Avenue North.

Background

1974: The city council approved plans for the Plaza 3000 Shopping Center.

January 28, 2014: The community design review board approved the design plans for the addition of the Hobby Lobby at the Plaza 3000.

May 12, 2014: The council approved a CUP for a reduced parking lot setback on the south side of the building by Lydia Avenue

Discussion

Building and Site Design

ALDI is proposing to locate its store within vacated spaces at the Plaza 3000 while constructing a new canopy and cart corral near the front entrance and a new loading dock at the south side of the building. The cart corral and canopy will be constructed with modular brick, split-face concrete block, aluminum composite panels and EIFS. The new loading dock will replace the existing concrete blocks with similar materials and colors. The applicant was able to design the new loading dock without encroaching any further into existing setbacks but six existing parking spaces would be removed.

These six spaces are currently located on the rear side of the building and are not typically used. The applicant would restripe the existing parking spaces serving this use and would alter the existing configuration of the parking lot to the west of the building which eliminates eight more spaces. The store is required by ordinance to provide 95 parking spaces and its site plan shows 98 provided spaces. The rest of the center also meets the parking requirements. The applicant's site plan shows the reconfigured parking spaces being striped at 9-feet-wide.

Ordinance requires 10-foot-wide spaces and this can be achieved by either eliminating some of the extra spaces or altering the location of the spaces.

The applicant is not removing any trees on this site nor are any new trees or landscaping being proposed. However, staff believe some additional landscaping should be added between White Bear Avenue and the parking lot. This will help mitigate the fact the new loading dock faces out to White Bear Avenue. In addition, landscaping should be considered within the new parking lot by adding islands in areas where no parking areas are in place.

Trash Enclosures

City ordinances require that trash and recycling containers be kept in screening enclosures. The back of the Plaza 3000 has many trash dumpsters and the city has been working the property owner over the past two years and getting new enclosures built. Staff recommends, as a condition of this approval, that the owner of the shopping center submit a plan for staff approval for enough trash enclosures behind the building to accommodate all trash dumpsters and recycling containers. ALDI must screen all trash and recycling containers per ordinance requirement.

Comprehensive Plan Amendment

ALDI is requesting amendments to the comprehensive sign plan for Plaza 3000 to facilitate its desired signage. The existing sign plan limits signs to individual letters no more than 36 inches in height. ALDI is proposing two sign areas on the north and west elevations of the building. The words "Food Market" would be 24 inches in height and the applicant is proposing logos, one on each elevation, which would be just under 10 feet in height. Staff feels the signage is tasteful and conducive to the design of the building.

Department Comments

Building Official

Jason Brash, building inspector, commented the applicant will need to meet the following requirements:

1. Build per 2012 IBC, 2012 IMC, 2012 IFGC, 2014 NEC, 2012 Minnesota State Plumbing Code, 2015 Minnesota State Building Code 1323 Commercial Energy Code 2012 IECC, 2015 Minnesota State Building Code with ANSI A117. 1-2009 accessibility rules.

Engineer

Refer to the engineering report from Jon Jarosch, staff engineer. The applicant would need to comply with Mr. Jarosch's conditions as stated in his report.

Police

Chief Paul Schnell has no issues with the proposal.

Fire

Butch Gervais, fire marshal, stated the applicant will need to apply and obtain all permits for work being done, and must bring any and all fire protection systems up to current local and state code. The applicants will also need a fire department lock box placed on the building.

Budget Impact

None.

Recommendation

- A. Approve the plans date-stamped July 15, 2016 for the building remodeling for the proposed ALDI at the Plaza 3000 Shopping Center, 3000 White Bear Avenue. Approval is subject to the following conditions:
 1. Approval of design plans is good for two years. If the applicant has not begun construction within two years, this design review shall be repeated.
 2. The property owner shall submit a plan to staff for approval that proposes trash enclosures behind the building on the south and east sides to contain all trash and recycling dumpsters. This is a code requirement. ALDI's trash and recycling dumpsters are required to be screened.
 3. The applicant shall comply with all requirements of the fire marshal and building official. All building code requirements relative to the proposed building project and revisions shall be subject to the building official's approval.
 4. The applicant shall comply with all requirements of the engineering department's review dated July 8, 2016.
 5. The applicant shall stripe parking spaces in the parking lot west of the building with 10-foot-wide spaces.
 6. There shall be no use, other than parking, of the area northwest of ALDI previously used for outdoor seasonal sales, for pumpkins and Christmas trees, for example, without the property owner first obtaining a parking waiver from the city council.
 7. The applicant shall submit a landscaping plan for staff approval showing landscaping elements added to the area between White Bear Avenue and the parking lot and the addition of parking lot islands which include landscaping.
- B. Approve changes to the comprehensive sign plan for the Plaza 3000 to facilitate the requested signage for ALDI. The amended criteria shall read (additions are underlined and deletions are crossed out):
 1. Tenant signs are restricted to store identity only.

2. The approved signage area on the Plaza 3000 south building is the upper building fascia. The signage shall consist of a continuous 36-inch-high individual-letter signs mounted on a raceway as shown on the remodeling plans date-stamped March 25, 1998. At the center of the mall area, a second row of signs may be used to help locate tenants. There shall be a minimum of 18 inches between signs. Based on the plans date-stamped July 15, 2016, ALDI is approved to have signage on the north and west elevations which include individual channel letters which do not exceed a height of 24 inches and one logo on each elevation that does not exceed 9 feet and 5.5 inches in height.
3. The approved signage area on the Plaza 3000 North Annex is the upper building fascia. The maximum letter height allowed is 36 inches. The total sign height for more than one line of copy shall not exceed four feet. These signs shall be individual, internally-lit letters mounted on raceways. There must be at least two feet between both ends of a tenant's sign and that tenant's store front. These signs must be centered horizontally and vertically within the upper building fascia.
4. Staff may approve signage changes for the major tenants, provided the signs meet the code and are smaller or similar in size to the signs they are replacing.
5. As approved by the city council on October 9, 1995 the sign criteria for pylon signs shall be as follows: ~~The original Plaza 3000 pedestal sign and the 6 by 12 foot pylon sign shall be removed.~~ The proposed existing 11 by 20 foot pylon ~~as shown on the plan date-stamped August 18 1995~~ is approved subject to meeting the city code requirements. The existing Plaza 3000 North Annex pylon sign may remain. If the shopping center owner does not install the proposed pylon sign, there shall be no pylon sign changes, except removal, without city approval.
6. Service door signs are limited to the store name and address. Addresses must be between 3 and 12 inches in height. Store names must not exceed three inches in height.
7. All holes from signs that are removed must be properly patched and the wall raceway or fascia must be repainted or refinished.
8. The community design review board must review major changes to this criteria. Staff may approve copy changes for the signs and minor pylon sign revisions if they meet code.

Reference Information

Site Description

Site size: 10.18 acres

Existing land use: The Plaza 3000 Shopping Center

Surrounding Land Uses

North: The Plaza 3000 North Annex Shopping Center, Denny's and Firestone

East: The Salvation Army Church

South: Half Price Books, Michaels and Concordia Arms

West: Maplewood Square Shopping Center

Planning

Land Use Plan designation: C (commercial)

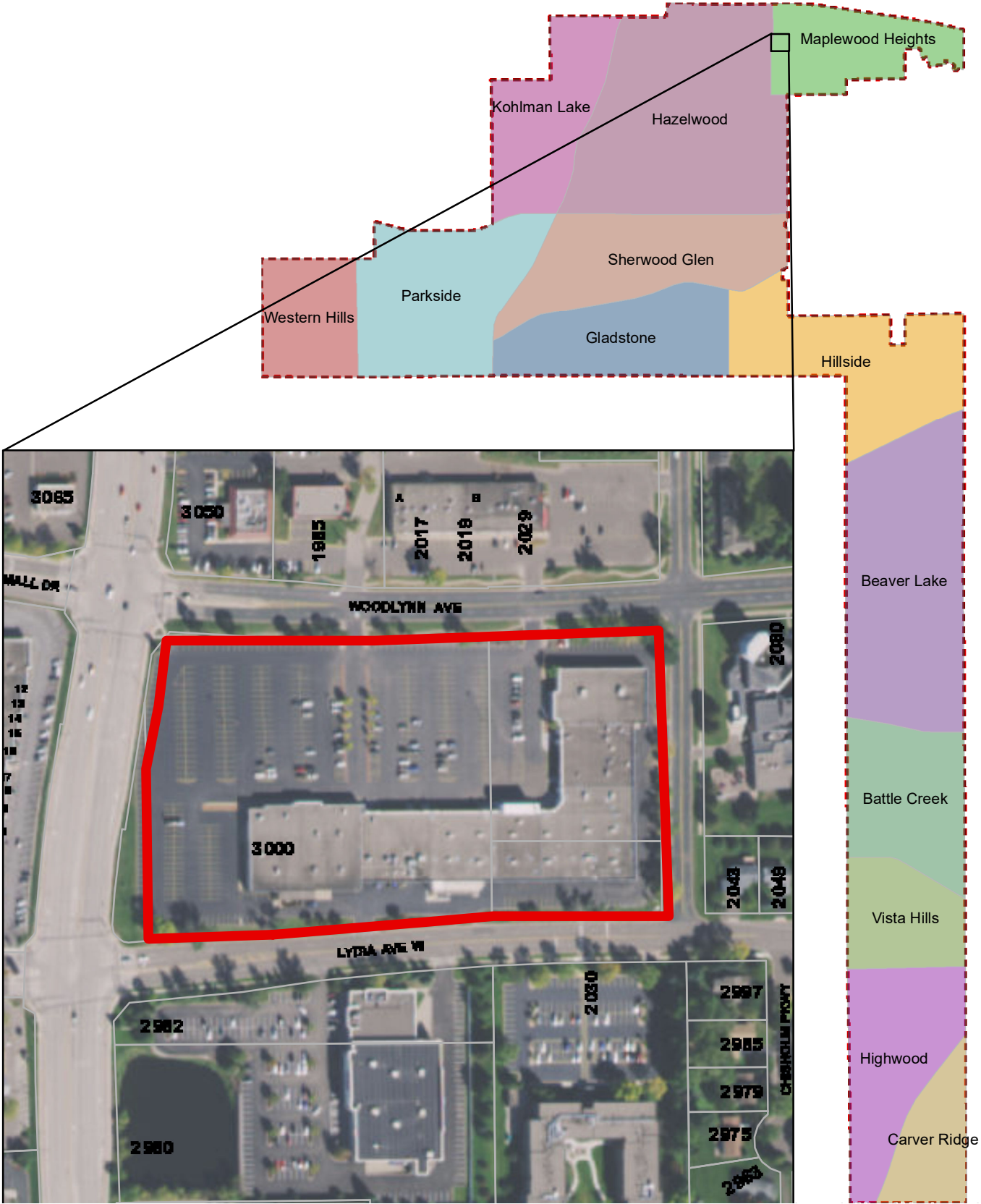
Zoning: BC (business commercial)

Application Date

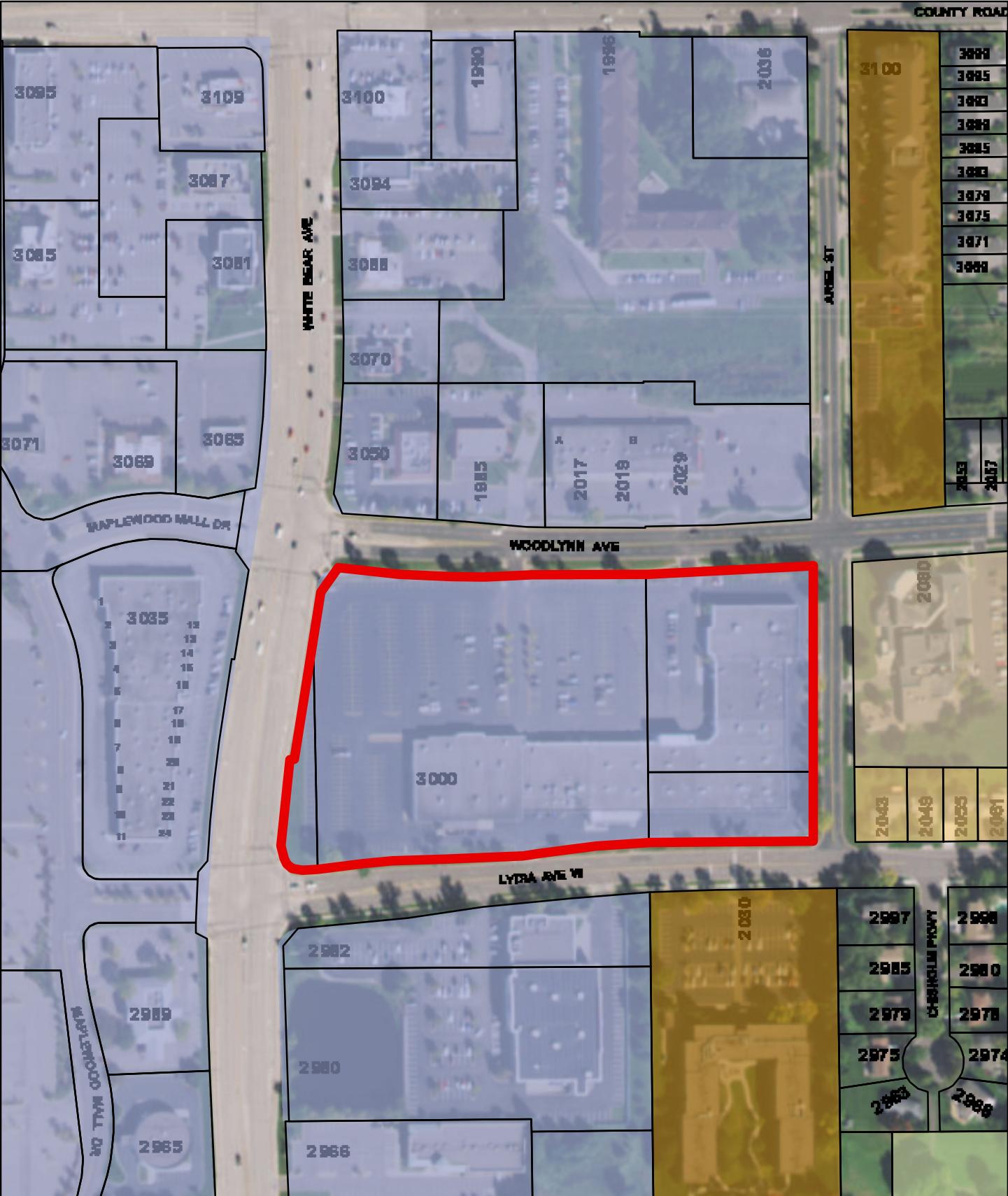
The application for this request was considered complete on July 15, 2016. State law requires that the city decide on these applications within 60 days. The deadline for city action on this proposal is September 13, 2016.

Attachments

1. Overview Map
2. Land Use Map
3. Zoning Map
4. Applicant's Narrative
5. Proposed Building Elevations
6. Proposed Site Plan
7. Engineering Report, dated July 8, 2016
8. Plans date-stamped July 15, 2016 (separate attachment)









3000 White Bear Avenue - ALDI
Design Review - Overview Map

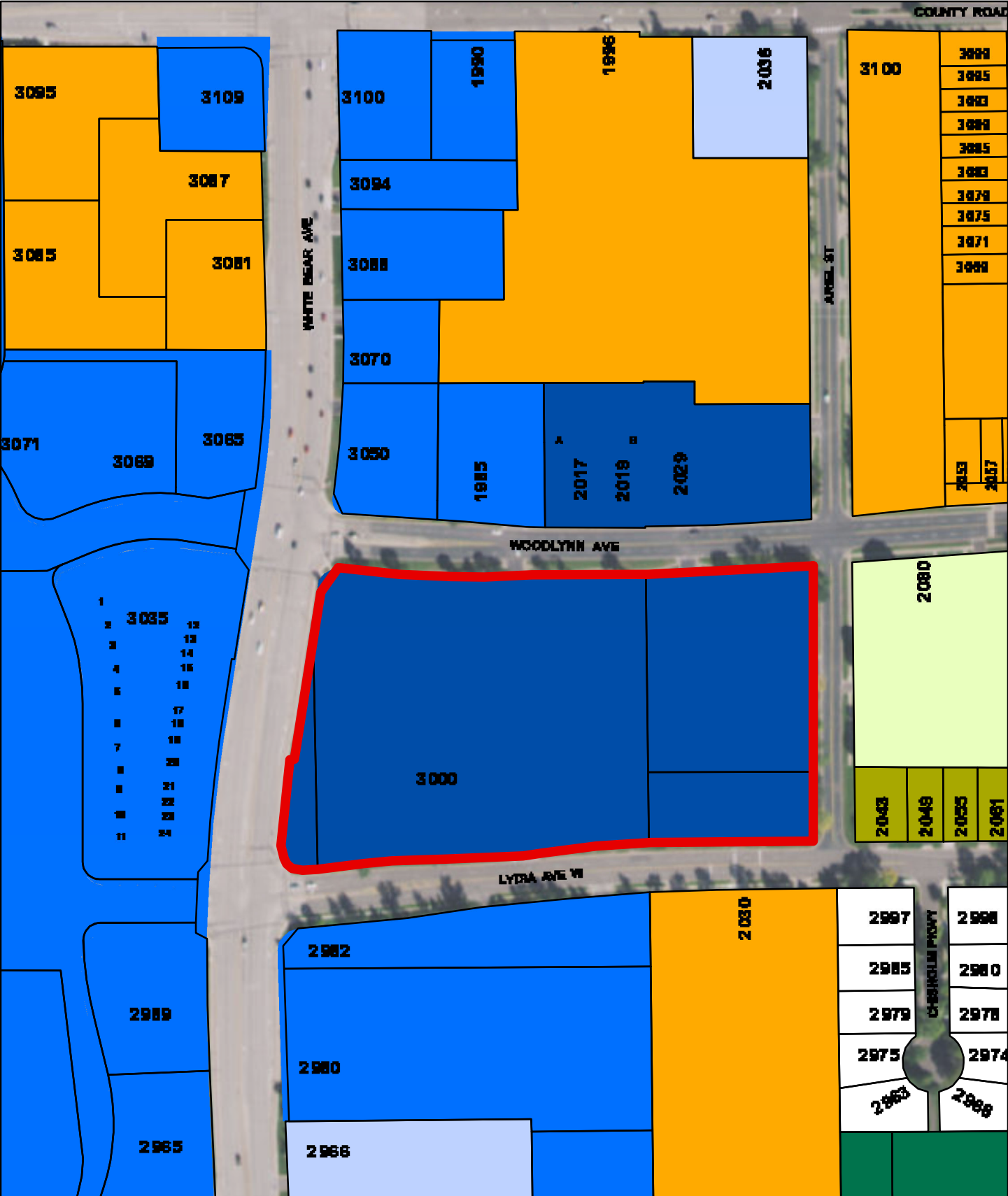


ALDI - Land Use Map

Design Review and Comprehensive Sign Plan

Legend









- | | |
|---|--|
|  Commercial |  Low Density Residential |
|  Open Space |  Medium Density Residential |
|  Institution |  High Density Residential |



ALDI - Zoning Map

Design Review and
Comprehensive Sign Plan

Legend

- | | |
|---|--|
|  Shopping Center (sc) |  Open Space/Park |
|  Business Commercial (bc) |  Single Dwelling (r1) |
|  Limited Business Commercial (lbc) |  Double Dwelling (r2) |
|  Planned Unit Development (pud) |  Farm (f) |

June 30, 2016

Michael Martin, AICP
Economic Development Coordinator
City of Maplewood
1902 County Road B East
Maplewood, MN 55109

**RE: Project Description and Application Narrative for ALDI, Inc. Retail Facility
3000 White Bear Avenue North, Maplewood, Minnesota**

Michael,

Please consider the following project description and application narrative during the review process for the attached Community Design Review Board Application. All supplemental information required by the application has also been attached to provide a comprehensive review.

The proposed project includes building out the former Old Country Buffet tenant space within the existing multi-tenant building located at 3000 White Bear Avenue North in Maplewood, Minnesota, to accommodate a new ALDI grocery store.


The scope of work also includes the associated site improvements, although disturbance of the existing site will be minimal. The proposed site improvements include:

- Constructing a canopy and cart corral near the front entrance
- Constructing a new loading dock at the rear of the building
- Re-stripping the existing parking lot (in-place parking lot lighting will remain)
- Installing new sanitary, water, and storm utilities to serve the space

Overall, the proposed site improvements to accommodate the new ALDI grocery store will have little impact on the overall site since the in-place parking lot lighting will remain and no landscaping or trees are anticipated to be modified, added, or removed.

These considerations along with the supplemental information provided within this submittal support approval of the attached Community Design Review Board Application. Feel welcome to contact me at 952.426.0699 if there is any additional information we can provide in support of this request on behalf of ALDI, Inc.

Respectfully Submitted,



Andrew T. Brandel, PE
Associate Principal, Civil Engineer
Civil Engineering Group

ATB/jrc

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Please note that the colors shown here are a graphical representation to show contrast in materials only. Due to the nature of electronic media, colors may vary depending on computer or printer used.

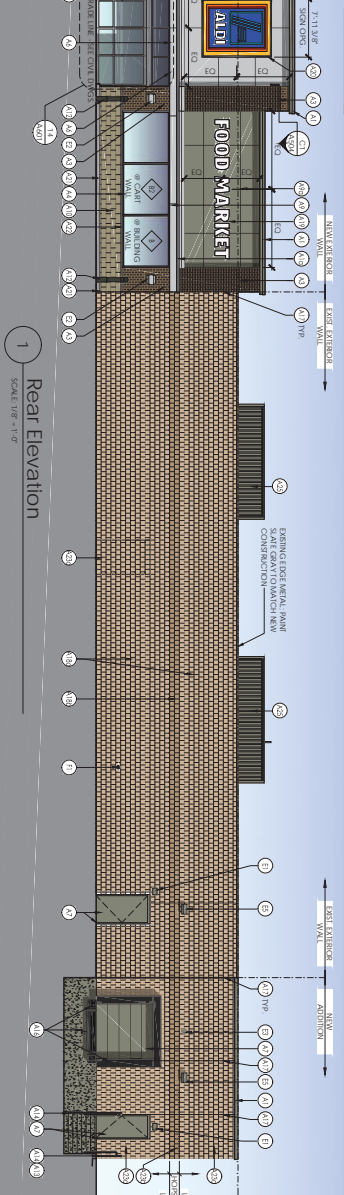
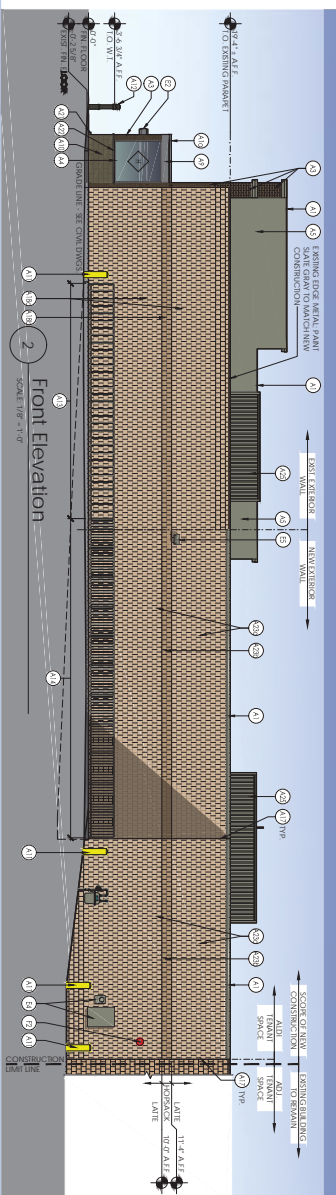
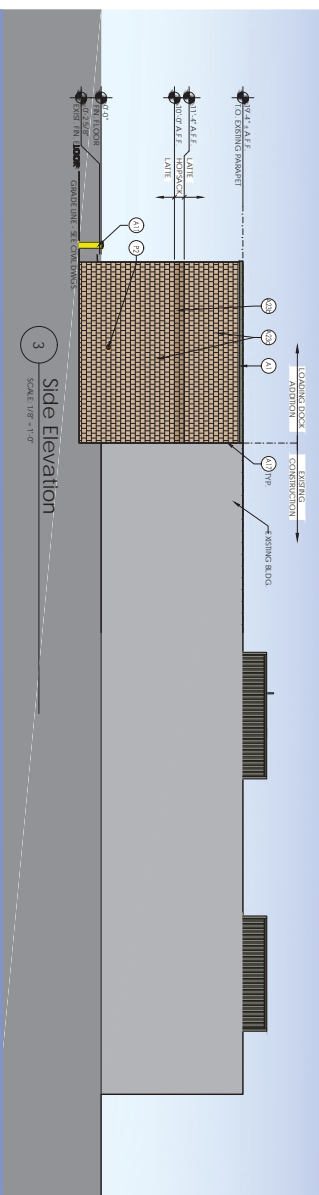
For review of actual colors, a material sample board should be created on a project specific basis.

DESCRIPTION	QUANTITY	NO. FT. PER SECTION	TOTALS
DOWN SECTION	2	74.9	149.8
FOOT MARKER SIGN	2	38.1	76.2
TOTAL SIGNAGE			226.0

NOTES: SIGNAGE FOR REFERENCE ONLY AND SHALL BE QUOTE ESTIMATE.
 SIGNAGE IS SPENT ON VARIOUS TYPES OF SIGNAGE.
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SIGNAGE	QUANTITY	SQ. FT. PER SIGN	TOTALS
DESCRIPTION			
TOWER SIGN	2	74.9	149.8
FOOD MARKET SIGN	2	38.1	76.2
TOTAL SIGNAGE			226.0

SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE BIDDING CONTRACT.



Issued:	Date:
A Issued for Permit	06/20/16
B	
C	
D	
E	
Revisions:	Date:
1	
2	
3	
4	
5	
6	
7	
8	
9	

Goal	Goal
PROJECT ARCHITECT/ENGINEER	DATE
Gabrielle Accardo	6/24/2016
PROJECT LEAD	DATE
Amundia Spornaza Kelly	6/24/2016
PROJECT DESIGNER	DATE
Robert McCormick	6/24/2016

Drawing Alteration
 It is a violation of law to give any person, unless authorized by the
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 or Electrical, or Mechanical Engineer, or Surveyor, or Professional
 Architect, or Land Surveyor to place any name on the document in
 question. Any licensee who fails to document is considered guilty by law to either
 give or not give and to add the not given, followed by "Violated by the
 licensee and the licensee is considered a violation of the law."

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ARCHITECTURE PLLC**

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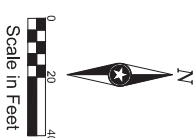
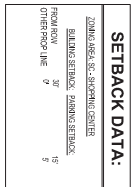
ALDI Inc.
4201 Bodley Avenue North
Fond du Lac, WI 53027
920.532.0750
www.aldi.us

ALDI Inc. Store #: 84
Maplewood, MN
Lydia Ave. & White Bear Ave.
Maplewood, MN 55109
Ramsey County
Project Name & Location:

Exterior Elevations
Drawing Name:

Project No. 15-0318A

Drawn By: RDM	A-201
Scale: As Noted	Drawing No.

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4301 Bagley Ave. N
Faribault, MN 55021
Tel: 507/333-9460
Fax: 507/333-9485



Engineering Plan Review

PROJECT: Aldi Grocery Store – 3000 White Bear Avenue
PROJECT NO: 16-15

COMMENTS BY: Jon Jarosch, P.E. – Staff Engineer

DATE: 7-8-2016

PLAN SET: Civil Plans dated 6-30-2016

The applicant is proposing to convert a portion of the existing building at Plaza 3000 into a new Aldi Grocery Store. While the majority of the project is internal to the building, minor exterior site improvements are proposed to accommodate the new grocery store. The applicant is requesting a review of the current design.

As the amount of disturbance on this site is less than 0.5 acre, the applicant is not required to meet the City's stormwater quality requirements.

This review does not constitute a final review of the plans, as the applicant will need to submit construction documents for final review. The following are engineering review comments on the design and act as conditions prior to issuing permits.

Drainage and Stormwater Management

- 1) The proposed storm sewer connection into the existing manhole along Lydia Avenue shall be made by core-drilling the existing manhole.
- 2) A stormwater maintenance agreement shall be prepared and signed by the owner for the ongoing maintenance of the proposed storm sewer system.

Grading and Erosion Control

- 3) Silt fencing is currently shown behind the curb along the south end of the parking lot. It appears that this silt fence will be ineffective in its current location, as sediment would need to build up over the curb to reach the fencing. The applicant shall review the erosion control plan and modify as necessary to ensure the site contains adequate perimeter control. One option would be to utilize compost logs around the perimeter of the excavated areas.
- 4) Inlet protection devices shall be installed on all existing and proposed onsite storm sewer until all exposed soils onsite are stabilized.
- 5) Adjacent streets and parking areas shall be swept as needed to keep the pavement clear of sediment and construction debris.

- 6) All pedestrian facilities shall be ADA compliant.
- 7) A copy of the project SWPPP and NDPEs Permit shall be submitted prior to the issuance of a grading permit.
- 8) The total grading volume (cut/fill) shall be noted on the plans.
- 9) Excess soil and debris generated during project construction shall be removed from the site immediately and shall not be stockpiled onsite.

Sanitary Sewer and Water Service

- 10) The applicant shall be responsible for paying any SAC, WAC, or PAC charges related to the improvements proposed with this project.
- 11) Modifications to the water system shall be reviewed by Saint Paul regional Water Services.

Other

- 12) The truck access exhibit depicts delivery trucks needing to drive up onto the curb on the south side of Lydia Avenue, cross 3 lanes of traffic, drive onto the curb at the property entrance, and narrowly miss the building under an optimal driving scenario. This scenario is likely to cause traffic disruption on Lydia Avenue, as well as damage to curbing and boulevard areas near the entrance. The applicant shall review the entrance off of Lydia Avenue and modify as necessary to better accommodate delivery trucks.
- 13) All work within the Lydia Avenue right-of-way will require a right-of-way permit. Disturbed right-of-way areas shall be restored per the City's right-of-way ordinance.
- 14) The plans shall be signed by an engineer licensed in the state of Minnesota.
- 15) The applicant shall satisfy the requirements of all other permitting agencies. Please provide copies of other required permits and approvals.

Public Works Permits

The following permits are required by the Public Works Department for this project. The applicant should verify the need for other City permits with the Community Development Department.

- 16) Grading and erosion control permit

- 17) Sanitary Sewer Permit
- 18) Storm Sewer Connection Permit
- 19) Right-of-way permit for work on Lydia Avenue

- END COMMENTS -